

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 14: B-3/BUSINESS DISTRICT

- 14.00 B-3/Business District.
- 14.01 Permitted Uses.
- 14.02 Special Uses & Special Exceptions.
- 14.03 Accessory Buildings and Uses.
- 14.04 Height and Area Requirements.
- 14.05 Parking and Loading Berth Requirements.
- 14.06 Landscaping Requirements.

14.00 B-3/Business District.¹

14.00.01 Purpose and Intent.

The purpose of this district is to provide for a wide variety of commercial and office uses in transitional locations throughout the community. The intent is to establish somewhat more stringent requirements in order to better regulate businesses locating in primarily newly developing areas.

14.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the B-3 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Development Plan (DP) shall not be materially or substantially changed or altered without the prior approval of the Commission. The Development Plan shall address the comprehensive arrangement of land uses, buildings, landscape areas, road and parking areas in accordance with harmonious and aesthetic principles of the ADLS.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-3 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

14.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

¹ *Section 14.00 amended per Ordinance No. Z-365-01; Z-369-02, §§; Z-453-04, §ai.*

14.01 Permitted Uses:²

See *Appendix A: Schedule of Uses*.

14.02 Special Uses & Special Exceptions:³

A. See *Appendix A: Schedule of Uses*.

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

14.02.01 Minimum Area Requirements: Same as B-2 District regulations of *Section 13.01.01* and same as B-2 District regulations of *Section 13.02.01*.

14.02.02 Other Requirements: Same as B-2 District regulations of *Section 13.01.02* and same as B-2 District regulations of *Section 13.02.02*.

14.03 Accessory Buildings and Uses:⁴ See also *Section 25.01*.**14.04 Height and Area Requirements.** (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

14.04.01 Maximum Height: Thirty-five (35) feet.

14.04.02 Minimum Front Yard:

1. Residential uses: Thirty (30) feet;
2. All other uses: Sixty (60) feet.

14.04.03 Minimum Side Yard:

1. Residential uses: Ten (10) feet;
2. Any business use located in a block or parcel which includes or adjoins a residential district or use or which is located on a corner lot: Thirty (30) feet;
3. Any business use which does not meet the above qualifications: None.

14.04.04 Minimum Aggregate of Side Yard:

1. Residential uses: Twenty (20) feet;
2. Any business use that requires a minimum Side Yard of thirty (30) feet (*Section 14.04.03* above): Thirty (30) feet;
3. All other uses: None.

14.04.05 Minimum Rear Yard:

1. Residential uses: Twenty (20) feet;
2. Any business use located in a block or parcel which includes or adjoins a residential district or use: Thirty (30) feet;
3. All other business uses: Fifteen (15) feet.

² *Section 14.01* amended per *Ordinance No. Z-365-01; Z-369-02, §t; Z-415-03, §ae*.

³ *Section 14.02* amended per *Ordinance No. Z-365-01; Z-369-02, §u; Z-415-03, §af-ag; Z-453-04, §aj*.

⁴ *Section 14.03* amended per *Ordinance No. Z-369-02, §v*.

14.04.06 Minimum Lot Width:

1. Single-family dwelling: Eighty (80) feet;
2. All other uses: One hundred (100) feet.

14.04.07 Minimum Lot Size: All lots shall contain a minimum of ten thousand (10,000) square feet per single or two-family dwelling and for all business uses when serviced by a community water system and a community sanitary sewer system. A lot for a multiple-family dwelling shall contain five thousand (5,000) square feet per dwelling unit when serviced by a community water system and a community sewer system. Twenty-five thousand (25,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate drainage system, such as through the use of perimeter tile drains, increased pad elevations and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.

14.04.08 Minimum Ground Floor Area:

1. Single-family dwelling: One thousand (1,000) square feet;
2. Two- and Multiple-family dwelling: Eight hundred (800) square feet;
3. All other uses: Nine hundred (900) square feet.

14.04.09 Maximum Lot Coverage:

1. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
2. Multiple-family dwelling: Forty percent (40%) of lot;
3. All other uses: Eighty percent (80%) of lot.

14.05 Parking and Loading Berth Requirements. (See *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)**14.05.01** All business uses, except office buildings:

1. 3,000 - 15,000 square feet gross floor area: One (1) berth.
2. 15,001 - 40,000 square feet gross floor area: Two (2) berths.
3. Each 25,000 additional square feet: One (1) additional berth.

14.05.02 Office buildings:

1. 100,000 or less square feet gross floor area: One (1) berth.
2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
3. Each 200,000 additional square feet: One (1) additional berth.

14.06 Landscaping Requirements.

Where a lot or parcel of ground used for business purposes in the B-3 District abuts, or adjoins across a street (adjoining across a limited access highway is excluded), a parcel zoned or used for residential purposes, a greenbelt or lawn area with a minimum width of thirty (30) feet shall be provided along the abutting or adjoining property line. A planting screen, consisting of suitable shrubbery, shall be planted at the time of construction of, or conversion to, a business activity and shall be maintained in order to provide effective screening at all times during the year. The shrubbery may be planted informally or in rows and shall screen parking areas, outside storage areas, loading berths, trash and refuse containers and so forth

from abutting or adjoining residential properties. Vision clearance on corner lots and at the intersections of streets and driveways shall be observed. No accessory buildings or uses may be erected or pursued within the required greenbelt or lawn area with the exception of sidewalks, decorative or protective items, other landscaping items and signage as permitted by the Carmel-Clay Township Sign Ordinance. Multiple-family residential developments within a B-3 District shall also be subject to the protection afforded by the landscaping requirements established herein.

**CHAPTER 14: B-3/BUSINESS DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-365-01	76-01a OA	November 5, 2001	November 22, 2001	14.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	14.00.02; 14.01; 14.02 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	14.01; 14.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	14.00; 14.02 Summer 2004 v1